

ADDED APRIL 17, 1970

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Illinois	
COUNTY: Cook	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME

COMMON:
Rookery Building

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:
209 South LaSalle Street

CITY OR TOWN:
Chicago

STATE: Illinois	CODE: 12	COUNTY: Cook	CODE: 031
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3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	_____
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious	_____	_____
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific	_____	_____

4. OWNER OF PROPERTY

OWNER'S NAME:
J. Parker Hall (land leased from the City of Chicago) as trustee under Rookery Building Trust A

STREET AND NUMBER:
111 W. Washington Street

CITY OR TOWN:
Chicago

STATE: Illinois	CODE: 12
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5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Cook County Recorder of Deeds

STREET AND NUMBER:
County Building

CITY OR TOWN:
Chicago

STATE: Illinois	CODE: 12
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6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
National Survey of Historic Sites

DATE OF SURVEY: August, 1963 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Office of Archeology and Historic Preservation, National Park Service

STREET AND NUMBER:
Department of Interior

CITY OR TOWN:
Washington

STATE: District of Columbia	CODE: 08
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STATE: Illinois
COUNTY: Cook
ENTRY NUMBER
DATE
FOR NPS USE ONLY

7 DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Rookery is composed of eleven stories and a basement. It reaches a height of 164 feet and rests on spread foundations employing beam and rail grillages.

Square in plan, the building covers the entire lot. It is bounded on the north by Adams Street, on the south by Quincy Street, on the west by LaSalle Street, and on the east by an alley, and has a large interior light court. Thus the building is naturally lighted on all four sides and in the interior. In the Adams and LaSalle Street facades, the first two stories are of granite, the upper stories of dark brown brick and terra cotta. The walls of the light court and the first two stories along Quincy Street and the alley are constructed of cast-iron columns and spandrel beams. Thus, the building uses both masonry and skeletal construction.

The court lobby was remodeled by Frank Lloyd Wright in 1905. Wright removed most of John Root's original iron ornament and replaced it with simple geometric plans. The staircase was encased in white marble. Rectangular urns, also of marble, and rectangular light fixtures were also designed by Wright.

SEE INSTRUCTIONS

SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input checked="" type="checkbox"/> Other (Specify)
Architecture |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input checked="" type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

The Rookery is a prime example of the development of the multi-story commercial structure, utilizing the best construction methods then available. Its use of skeletal construction and fine ornamental detail place it directly in the mainstream of the "Chicago School" of architecture.

Regarding the ornament of the Adams and LaSalle facades, architectural historian Carl Condit states that "The architectural excellence of the Rookery's outer elevations grows chiefly out of the extraordinary openness of the walls, the airy yet vigorous articulation of the elevations, precise scale and pleasing proportions, and the firm integration of many diverse elements of decorative detail. The main entrances of the building, on Adams and LaSalle Streets, are among the best features of the outer elevations and are expressive of Root's love of richly ornamented entranceways." The Rookery is also noteworthy for its pioneering plan, which provides shops and offices around a graceful, semi-private square.

Daniel Burnham and John Root were two of Chicago's most significant and influential "Chicago School" architects. Their partnership was formed in 1873 and continued until Root's death in 1891. During this time they were responsible for approximately 250 structures throughout the country. The majority of their Chicago structures have been demolished.

The Rookery Building was presented a citation by the Commission on Chicago architectural Landmarks in 1962.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Burnham Library, Art Institute of Chicago, Adams Street and Michigan Avenue, Microfilm: Roll 25, Frames (1-19) Roll 27, Frames (1-86) Daniel Burnham's letters and diaries

Condit, Carl, The Chicago School of Architecture, Chicago: The University of Chicago Press, 1964. pps. 56-58, 63-65
Copies in file
Seven photographs.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE			LATITUDE		LONGITUDE
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	41°	52'	45"
NE	°	'	"	87°	37'	54"
SE	°	'	"			
SW	°	'	"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: .7

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES:

STATE:	CODE	COUNTY	CODE

11. FORM PREPARED BY

NAME AND TITLE: Mrs. Susan Benjamin

ORGANIZATION: Commission on Chicago Historical and Architectural Landmarks

DATE: November 24, 1969

STREET AND NUMBER: 320 North Clark Street

CITY OR TOWN: Chicago

STATE: Illinois

CODE: 12

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: Dan Malkovich

Title: Acting Director

Date: February 17, 1970

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date: _____

ATTEST:

Keeper of The National Register

Date: _____

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE Illinois	
COUNTY Cook	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

9 cond.

Cyclopedia of Architecture, Carpentry and Building, Chicago:
American School of Correspondence, 1909. Vol. 5, pps 18-19.

Hoffman, Donald, The Meaning of Architecture: Buildings and
Writings of John Wellborn Root, New York: Horizon Press,
1967, Plates 31-45.
Several excellent photographs.

Industrial Chicago: The Building Interests, Vol. 2, Chicago:
The Goodspeed Publishing Co., 1891, p. 122.

Inland Architect and News Record, Vol. II, NO. 8, July, 1888.
Rendering of exterior, Details on contractors for
building.

_____, Vol. XII, No. 2, September,
1888.
Photos and plan.

_____, Vol. 50, No. 3, September,
1907, p. 36.
"Frank Lloyd Wright, Architect for Remodeling; Work
Executed by the Davis Marble Co., Chicago."

Koepfer, Frederick, Illinois Architecture, From Territorial Times
to the Present: A Selective Guide, Chicago: The University of
Chicago Press, 1968., p. 50

Randall, Frank, History of the Development of Building
Construction in Chicago, Urbana: University of Illinois
Press, 1949. p. 112.

Randall, John D., A Guide to Significant Chicago Architecture
of 1872 to 1922. Glencoe, Illinois, P.O. Box 345, 1958.
p. 18.

Reborelli, A.N., "The Work of Burnham and Root, D.H. Burnham
& Co., and Graham, Burnham & Co," The Architectural
Record, Vol. 38, July-December, 1915, p. 42ff.

Siegel, Arthur, Ed., Chicago's Famous Buildings, Chicago:
The University of Chicago Press, 1965, p. 62.

Tallmadge, Thomas E., Architecture in Old Chicago, Chicago:
The University of Chicago Press, 1941, pps. 145, 149ff, 186,
190, 198, 203-05, 208.



41° 52' 45"

493600m N.
41° 52' 30"

14 MI. TO INTERSTATE 94
HAMMOND, IND. 19 MI.

87° 37' 30"

(JACKSON PARK)
3467 1 SE

CALUMET PARK 19 MI.
KANKAKEE 59 MI.

INTERIOR—GEOLOGICAL SURVEY, WASHINGTON, D. C.—1954
7 MI. TO JUNC. INTERSTATE 90 & 94
HAMMOND, IND. (VIA INTER. 94) 19 MI.

ROAD CLASSIFICATION

- Heavy-duty ————— Light-duty
- Interstate Route
- U. S. Route
- State Route

87° 37' 54 Rookery Building

CHICAGO LOOP, ILL.
N4152.5—W8737.5/7.5

1963

AMS 3467 1 NW—SERIES V963

Form 10-301
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM**

(Type all entries - attach to or enclose with map)

STATE	
Illinois	
COUNTY	
Cook	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON:		Rookery Building	
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER:			
209 South LaSalle Street			
CITY OR TOWN:			
Chicago			
STATE:	CODE	COUNTY:	CODE
Illinois	12	Cook	031
3. MAP REFERENCE			
SOURCE:			
USGS- Chicago Loop Quadrangle, 7.5 minute series			
SCALE:			
1:24000			
DATE:			
1963			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			

ILLINOIS HISTORIC SITES SURVEY INVENTORY

CK-H-85

✓ 2007

1. Name of Site:

Common Rookery Building

Historic

2. Location:

Street and Number 209 South LaSalle

Township

Section

City or Town Chicago

Zip Code

Range

¼ Section

County Cook

3. Classification:

Category (check one)

Integrity (check one)

District Building
 Site Structure

Altered Unaltered
 Moved Original Site

4. Ownership:

Status (check one)

Private
 Public

Occupied
 Unoccupied
 Preservation work in progress

Access to Public

Yes Restricted Unrestricted No

Present Use (check one or more)

Agricultural Industrial Religious
 Commercial Military Scientific
 Educational Museum Transportation
 Entertainment Park Other
 Government Private Residence

5. Ownership of Property:

Owner's Name

Phone Number

Street and Number

City or Town

State

County

Zip Code

6. Description:

Excellent Good Fair Deteriorated
 Ruins Unexposed

Is there a program of preservation underway? Yes No

ARCHITECTURE

7. Historical Themes: (check one or more of the following)

- | | |
|---|--------------------------|
| <input type="checkbox"/> Archaeological Site | (Pre-Columbian) |
| <input type="checkbox"/> Archaeological Site | (Post-Columbian to 1673) |
| <input type="checkbox"/> French Influence | (1673-1780) |
| <input type="checkbox"/> Illinois Frontier | (1780-1818) |
| <input type="checkbox"/> Illinois Early | (1818-1850) |
| <input checked="" type="checkbox"/> Illinois Middle | (1850-1900) |
| <input type="checkbox"/> Illinois Late | (1900-present) |
| <input type="checkbox"/> Famous People | (give names & dates) |

8. Specific Date: ca. 1889

Areas of significance (check one or more of the following)

- | | |
|--|--|
| <input type="checkbox"/> Aboriginal (historic) | <input type="checkbox"/> Literature |
| <input type="checkbox"/> Aboriginal (pre-historic) | <input type="checkbox"/> Military |
| <input checked="" type="checkbox"/> Agriculture | <input type="checkbox"/> Music |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Political |
| <input type="checkbox"/> Art | <input type="checkbox"/> Religion/Philosophy |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Science |
| <input type="checkbox"/> Communication | <input type="checkbox"/> Sculpture |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Social/Humanitarian |
| <input type="checkbox"/> Education | <input type="checkbox"/> Theater |
| <input type="checkbox"/> Engineering | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Industry | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Invention | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Landscape Architecture | |

Brief statement of significance: (include all names and dates)

Use additional sheets if necessary. Burnham & Root. Remodeled by F.L. Wright.

9. Form prepared by:

National Register

Name and Title: _____

Date: 6/24/75

Organization: _____

Phone: _____

Street and Number: _____

City or Town: _____

County: _____

Zip Code: _____

During the course of the Survey we often find it necessary to search for a particular site. When filling out the Survey form, please list according to the following example, published references to the site for which forms are being completed. If a bibliography can be compiled, it will greatly deduct from the Survey's task.

Bibliography

Robertson, Robert, Of Whales and Men. New York, Alfred K. Knopf, Inc., 1954.

National Register material.

- Archaeology
- Architecture
- History

1. Name of Site:

Common

Rookery Building

Historic

2. Location of site:

Street and Number

209 South LaSalle Street

Township

Section

City or Town

Zip Code

Range

* East 1/4

Chicago

60604

County

Cook

3. Classification

Category: (check one)

District

Building

Integrity: (check one)

Altered

Unaltered

Site

Structure

Position: (check one)

Moved

Original site

4. Ownership:

Status:

Public

Occupied

Preservation

Private

Unoccupied

work in progress

Access to the public:

Full

Restricted

Unrestricted

No

Present Use: (check one or more)

Agricultural

Industrial

Religious

Commercial

Military

Scientific

Educational

Museum

Transportation

Entertainment

Park

Other (specify)

Government

Private residence

5. Owner of property:

Owner's name

(land leased from City of Phone number

J. Parker Hall Chicago) as trustee under Rookery Building Trust A

Street and number

111 W. Washington Street

City or town

Chicago

State

Illinois

County

Cook

Zip Code

60602

Description:

The Rookery is composed of eleven stories and a basement. It reaches a height of 164 feet and rests on spread foundations employing beam and rail grillages.

Square in plan, the building covers the entire lot. It is bounded on the north by Adams Street, on the south by Quincy Street, on the west by LaSalle Street, and on the east by an alley, and has a large interior light court. Thus the building is naturally lighted on all four sides and in the interior. In the Adams and LaSalle Street facades, the first two stories are of granite, the upper stories of dark brown brick and terra cotta. The walls of the light court and the first two stories along Quincy Street and the alley are constructed of cast-iron columns and spandrel beams. Thus, the building uses both masonry and skeletal construction.

The court lobby was modeled by Frank Lloyd Wright in 1905. Wright removed most of John Root's original iron ornament and replaced it with simple geometric plans. The staircase was encased in white marble. Rectangular urns, also of marble, and rectangular light fixtures were also designed by Wright.

Significance:

The Rookery is a prime example of the development of the multistory commercial structure, utilizing the best construction methods then available. Its use of skeletal construction and fine ornamental detail place it directly in the mainstream of the "Chicago School" of architecture.

Regarding the ornament of the Adams and LaSalle facades, architectural historian Carl Condit states that "The architectural excellence of the Rookery's outer elevations grows chiefly out of the extraordinary openness of the walls, the airy yet vigorous articulation of the elevations, precise scale and pleasing proportions, and the firm integration of many diverse elements of decorative detail. The main entrances of the building, on Adams and LaSalle Streets, are among the best features of the outer elevations and are expressive of Root's love of richly ornamented entranceways." The Rookery is also noteworthy for its pioneering plan, which provides shops and offices around a graceful, semi-private square.

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letters and diaries.

Condit, Carl, The Chicago School of Architecture, Chicago: The University of
Chicago Press, 1964. pps. 56-58, 63-65. Copies in file.
Seven photographs.

6. Description:
Condition:

Excellent Good Fair Deteriorated Ruins Unexposed

Is there a program of preservation under way? Yes No
If yes, give a brief description on the back of this page.

7. Historical themes: (check one or more of the following)

- | | |
|---|--------------------------|
| <input type="checkbox"/> Archaeological site | (pre-Columbian) |
| <input type="checkbox"/> Archaeological site | (post-Columbian to 1673) |
| <input type="checkbox"/> French influence | (1673-1780) |
| <input type="checkbox"/> Illinois frontier | (1780-1818) |
| <input type="checkbox"/> Illinois early | (1818-1850) |
| <input checked="" type="checkbox"/> Illinois middle | (1850-1900) |
| <input type="checkbox"/> Illinois late | (1900-present) |
| <input type="checkbox"/> Famous people | (give names and dates) |

Specific date of site:

Areas of significance: (check one or more)

- | | | |
|--|---|--|
| <input type="checkbox"/> Aboriginal (Pre-historic) | <input type="checkbox"/> Education | <input type="checkbox"/> Political |
| <input type="checkbox"/> Aboriginal (historic) | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Industry | <input type="checkbox"/> Science |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture |
| <input checked="" type="checkbox"/> Art | <input type="checkbox"/> Landscape architecture | <input type="checkbox"/> Social/Humanitarian |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater |
| <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Urban Planning |
| | | <input type="checkbox"/> Other (specify) |

Brief statement of significance: (Include all names and dates)
Use back of page and additional sheets if necessary.

8. Form prepared by

Name and Title: Mrs. Susan Benjamin Date: 11-24-69
Organization: Commission on Chicago Historical and Architectural Landmarks
Street and Number: 320 North Clark Street
City or Town: Chicago County: Cook Zip Code: 60610
Phone Number:

During the course of the Survey we often find it necessary to search for references for a particular site.

When filling out the survey form, please list according to the following example any published references to the site for which the form is being completed.

If a bibliography can be compiled, it will greatly reduce the surveyor's task.

Bibliography Form.

Robertson, Robert B., Of Whales and Men, New York, Alfred A. Knopf, Inc., 1964.

Bibliographical References, cont.

Cyclopedia of Architecture, Carpentry and Building, Chicago: American School of Correspondence, 1909. Vol. 5, pp 18-19.

Hoffman, Donald, The Meaning of Architecture: Buildings and Writings of John Wellborn Root, New York: Horizon Press, 1967, Plates 31-45.
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_____, Vol. 50, No. 3, September 1907, p. 36.

"Frank Lloyd Wright, Architect for Remodeling; Work Executed by the Davis Marble Co., Chicago."

Koeper, Frederick, Illinois Architecture, From Territorial Times to the Present: A Selective Guide, Chicago: The University of Chicago Press, 1968., p. 50.

Randall, Frank, History of the Development of Building Construction in Chicago, Urbana: University of Illinois Press, 1949. p. 112.

Randall, John D., A Guide to Significant Chicago Architecture of 1872 to 1922. Glencoe, Illinois, P. O. Box 345, 1958. p. 18.

Rebori, A.N., "The Work of Burnham and Root, D. H. Burnham & Co., and Graham, Burnham & Co.," The Architectural Record, Vol. 38, July-December, 1915, p. 42ff.

Siegel, Arthur, Ed., Chicago's Famous Buildings, Chicago: The University of Chicago Press, 1965, p. 62.

Tallmadge, Thomas E., Architecture in Old Chicago, Chicago: The University of Chicago Press, 1941, pps. 145, 149ff, 186, 190, 198, 203-05, 208.

